

MIAMI BEACH

LAND USE BOARDS

DESIGN REVIEW BOARD AFTER ACTION

Monday, December 11, 2023

I. ATTENDANCE

Board: Six (6) of Seven (7) Members present:

Sarah Giller-Nelson, Mayra Diaz Buttacavoli, Jason Hagopian, Shawna Meyer, Scott Diffenderfer, Sam Sheldon

Absent: Orlando Comas

Staff: Michael Belush, Farosha Andasheva, Giselle Deschamps

II. CITY ATTORNEY UPDATES

III. SWEARING IN OF PUBLIC

IV. DISCUSSION ITEMS

V. APPROVAL OF MINUTES:

1. After Action November 13, 2023

APPROVED – Hagopian / Sheldon 6-0

VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. **DRB23-0956, 1901 Alton Road – Whole Foods.** An application has been filed requesting Design Review Approval for the construction of a new 3-story commercial building, including waivers from the Long Frontage Standards, to replace all existing structures on the site.

CONTINUED to February 6, 2024 – Diffenderfer/Buttacavoli 6-0

3. **DRB23-0943, 300 W 40th Street.** An application has been filed requesting Design Review Approval for the construction of a new single story religious institution and associated parking, including variances from the pervious landscape requirements along Sheridan Avenue, to replace an existing structure, to be demolished. **[Continued from 9/5/2023 & 11/13/2023]**

CONTINUED to February 6, 2024 – Buttacavoli/Hagopian 6-0

VII. PREVIOUSLY CONTINUED APPLICATIONS

4. **DRB23-0953, 1960 Normandy Drive.** An application has been filed requesting Design Review Approval for the construction of five (5) padel courts, including variances from the setback requirements for play surfaces, lighting and fencing, on a site containing three (3) existing buildings, to be retained. **[Continued from 11/13/2023]**

APPROVED – Hagopian/Buttacavoli 6-0

5. **DRB23-0952, 4230 North Bay Rd (Lot1).** An application has been filed requesting Design Review Approval for the construction of a new 2-story home with an understory, including one or more waivers, and variances from the required front yard, side yard, and sum of the side yards setback requirements, and a variance from the maximum lot coverage. This site is part of a lot split application approved by the Planning Board on July 25, 2023 (PB23-0595). **[Continued from 11/13/2023]**

APPROVED Design – Hagopian/ Sheldon 6-0

APPROVED Variances – Meyer/Hagopian 6-0

6. **DRB23-0941, 4410 Alton Road.** An application has been filed requesting Design Review Approval for the construction of a new 2-story home with an understory, including one or more waivers, on a vacant site. **[Continued from 11/13/2023]**

APPROVED – Meyer/Hagopian 5-1 (Buttacavoli opposed)

7. **DRB20-0593, 1915 Normandy Drive.** An application has been filed requesting Design Review Approval for the construction of a new 5-story multi-family building including one or more waivers, to replace an existing single-family residence. **[Continued from 9/5/2023, 10/11/2023, & 11/13/2023]**

CONTINUED to February 6, 2024 – Sheldon/Meyer 6-0

8. **DRB23-0948, 801 W 41st Street.** An application has been filed requesting Design Review Approval for exterior modifications to the ground floor of the existing building. **[Continued from 10/11/2023]**

APPROVED – Sheldon/Buttacavoli 6-0

9. **DRB22-0897, 1656-1680 Alton Rd & 1677 West avenue (“Main Parcel”), 1698 Alton Road & 1681-1683 West Avenue (“North Parcel”), & 1245 Lincoln Road (“South Parcel”), & abutting portions of Alton Court.** An application has been filed requesting Design Review Approval for the construction of a new 7-story mixed-use / office building on the “Main Parcel”, including one or more waivers, and a variance from the maximum allowed building height, and minimum height required for the ground floor clearance, to replace all existing structures on the “Main Parcel”, and the retention of the existing structures on the “North Parcel” and “South Parcel”. **[Note, application approved on 10/11/2023, with the exception of the variance for ground floor clearance.]**

APPROVED – Hagopian/Buttacavoli 6-0

VIII. NEW APPLICATIONS

10. **DRB23-0957, a.k.a. DRB22-0843, a.k.a., DRB19-0482, 7120-7140 Abbott Avenue, 7117-7135 Byron Avenue, 409 71st Street and 430 72nd Street.** An application has been filed requesting modifications to a previously issued Design Review Approval that included the construction of a new multistory mixed-use residential and retail development, including waivers, and variances, to replace existing structures including three (3) 2-story buildings, a surface parking lot, and a gas station. Specifically, the applicant is requesting modifications to all plans and elevations.

CONTINUED to March 5, 2024 – Hagopian/Giller-Nelson 6-0

11. **DRB23-0958, 428 South Hibiscus Dr.** An application has been filed requesting Design Review Approval for the construction of a second floor addition to an existing 2-story home, including variances from the maximum lot coverage and maximum unit size.

CONTINUED to January 2, 2024 – Hagopian/Buttacavoli 6-0

12. **DRB23-0964, 1810 Daytonia Rd.** An application has been filed requesting Design Review Approval for the construction of a new two-story residence with an understory level, including one or more waivers, to replace an existing single-story home, to be demolished.

APPROVED – Meyer/Hagopian 5-0 (Diffenderfer absent)

13. **DRB23-0965, 801 South Pointe Dr.** An application has been filed requesting Design Review Approval for modifications to the ground level of a previously approved 6-story building, associated with a new restaurant.

APPROVED –Buttacavoli/Giller-Nelson 5-0 (Diffenderfer absent)

14. **DRB23-0967, 1759 Purdy Ave.** An application has been filed requesting Design Review Approval for modifications to the ground level of a previously approved 5-story building, associated with a new restaurant.

APPROVED Sheldon/Hagopian 5-0 (Diffenderfer absent)

15. **DRB23-0968. Citywide Digital Information Kiosks.** An application has been filed requesting Design Review Approval for the design of Digital Information Kiosks to be installed within the right-of-way at various locations in the city.

CONTINUED to January 2, 2024 – Sheldon/Buttacavoli 5-0 (Diffenderfer absent)

IX. FUTURE MEETING DATE REMINDER: January 2, 2024

12/26/2023 9:59 AM